

FAÇADE IMPROVEMENT GRANT PROGRAM

PURPOSE OF THE FAÇADE IMPROVEMENT PROGRAM

The grant program was created to encourage private investment through the renovation and improvement of facades throughout areas of focus throughout the City; to encourage good design that will serve as quality examples; and to preserve the architectural character that is unique to Troy.

As an economic incentive, the Troy Local Development Corporation (TLDC) has designed the following façade reimbursement grant program. The Façade Improvement Grant Program is set up as a single payment reimbursement to property owners per building/business, and in some situations, tenants. Façade grants are available on a 50/50 matching basis with a cap of \$5,000 per grant (\$10,000+ total project). Façade grant funds focus on exterior work for a building/storefront that is visible to the traveling public.

HOW IS THE PROGRAM FUNDED?

This program is made possible through monies made available through the Troy Local Development Corporation. **The TLDC has provided \$50,000 for this program for July 2013 – June 2014.** Grants are awarded to eligible applicants until all funds for that fiscal year are expended.

WHO IS ELIGIBLE FOR THE PROGRAM?

~ Any property owner or tenant of a building located within the City of Troy is eligible to apply for funding.

~ Owners or tenants may request grant funds; however, tenants must submit the owner's written permission.

~ The Troy Local Development Corporation may deem a building eligible if all of the following apply:

- ~ at least three years have elapsed since the property was the recipient of a grant and the property is in need of further improvement.

- ~ the existing business/property undergoes significant expansion which requires improvement to the property (i.e. window replacement/repair in upper stories, parking lot reconfiguration, etc.)

- ~ the project is NOT in progress or has not been completed.

- ~ the property/owner is in fiscal good standing with the City and its Authorities.

WHAT IS ELIGIBLE FOR THE PROGRAM?

Grants are awarded on a 50/50 matching basis. Types of projects eligible for façade improvements grants include:

- ~ removal and installation of awnings
- ~ repairing cornices, painting trim
- ~ door replacement
- ~ tuck-pointing of brick
- ~ In fill design and construction
- ~ removing false facades and other inappropriate additions
- ~ paint removal from brick surfaces by chemical and water wash methods only
- ~ repair/replacement of windows and doors with compatible materials and design
- ~ re-pointing or rebuilding of brickwork
- ~ complete rebuilding of store front windows and doors
- ~ restoring historic signs or ghost signs

GUIDELINES:

1. The project will be reviewed by the City of Troy Planning & Engineering Departments. If located within a Historic District, review of the project will also be completed by the Historic District and Landmarks Review Commission.
2. All rehabilitation design proposals must meet with the code requirements of the City of Troy.
3. **All applications must be received and reviewed by the Troy Local Development Corporation PRIOR TO BEGINNING CONSTRUCTION.**
4. All projects must be completed within the agreed time. The commitment of grant money for a proposed project expires twelve (12) months from approval date as noted on the application. For reasonable project delays, the expiration date may be extended by the City upon written request by the applicant.
5. Upon completion, the improvements will be inspected by the Troy Local Development Corporation or its designee, for determination of compliance as submitted in the application and as approved.
6. Any nonprofit agency that owns or rent property in the City but does not pay property/school taxes will be eligible to apply for façade grants of 50% of the project cost up to \$2,000.
7. The grant program provides funds for façade improvements. Funds will not be provided to only one component of a façade renovation project, especially when another component is architecturally inappropriate.
8. No grants will be awarded for work that is covered by insurance.
9. Only one application per building should be submitted.
10. Fees or permits are not reimbursable expenses.
11. Projects must be presented to the Troy Local Development Corporation Board Meeting for consideration. The TLDC meets on the second Friday of each month.